

Development Approval is required to demolish (complete or partial) a building or structure.

In the following instances Development Plan Consent (Planning Consent) is not required (Building Rules Consent is required):

- The site does not contain a State or Local Heritage Place; or
- The site is not located within the Residential Historic (Conservation) Zone; or
- The site is not located within the Historic (Conservation) Zone – Centre; or
- The site is not located within the Residential Streetscape (Built Form) Zone.

An application seeking Building Rules Consent for demolition must include the following:

- Completed Development Application Form;
- Payment of fees;
- A description in writing of the construction of the building (or relevant part) to be demolished or removed; and
- A site plan showing the location of the building in relation to the boundaries of the site and any other features such as other buildings or trees on the site or on adjoining land or public places that might be affected by the work or affect the work proposed to be performed; and
- If only part of a building is to be demolished or removed, calculations or other information in writing to show that the remainder of the building will comply with the Act and these regulates, either as the building remains after the proposed demolition or removal takes place, or after other building work is performed; and
- A description in writing of the demolition procedure, including details of the measures to be taken to provide satisfactory levels of safety on or about the site.

If Development Plan Consent (Planning Consent) is required, in addition to the above, the following may be required to be submitted:

- Structural engineers report detailing the structural integrity of the building and/or structure.

The City of Unley

PO Box 1, Unley, South Australia, 5061
Telephone: 8372 5111 Fax: 8271 4886



DETAILS OF PROPOSED DEMOLITION

(to be accompanied by a Development Application Form and fees)

Property no. Street: Suburb:

Demolisher's Name

Address

Telephone No.

Builders Lic. No.

**Proposed date of
demolition**

Description of buildings to be demolished (including type of construction & height)

Description of demolition procedure

What precautions will be taken during the demolition process?

(Please complete all of the following items where applicable)

• Building and fences adjoining properties (including party walls)

• Temporary formwork, shoring and bracing

• Fencing, hoarding and warning notices

• Hazardous materials (including asbestos removal)

• Fire Services

• SA Water, Boral Energy, Telstra, & ETSA Utilities

• Dust Control

• Disposal of Demolished Materials

• Trees on Property (Significant or Substantial Trees require retention & protection)

• Street Trees

• Public Places, Footpath & Roads adjoining the site

• Any other relevant details

SITE PLAN

Street

Remember to:

- include the dimensions of distance of the structure from the boundary, and if any structures are on the boundary, carefully document the details
- show the location of any substantial and/or significant trees
- show the nature and location of any adjoining buildings on or close to the subject property boundary

Date

Signature of Owner/Builder/Demolisher

NOTES:

1. The deposition of waste matter, goods, materials, earth, stone, gravel or other substances on any street, road or public place is an offence under the Local Government Act and may render the person responsible liable to a fine of \$500.
2. The burning of waste materials during demolition or construction operations is prohibited by the Local Board of Health under the provisions of the Environment Protection (Burning) Policy.
3. Certain parts of the demolition procedure (eg. scaffolding, asbestos removal) may require the approval of the Department for Administrative and Information Services.
4. Your attention is drawn to your obligation to comply with the Environment Protection Act during demolition particularly regarding noise.

For further information or assistance please contact the Development Section on 8372 5111. You can also visit us or contact us by fax or email.